

FY 08 SOMERVILLE BUDGET HEARINGS

Mayor's Office of Strategic Planning and Community Development

Executive Director, Monica Lamboy

June 19th, 2007



1. OSPCD: Overview

Mission Statement:

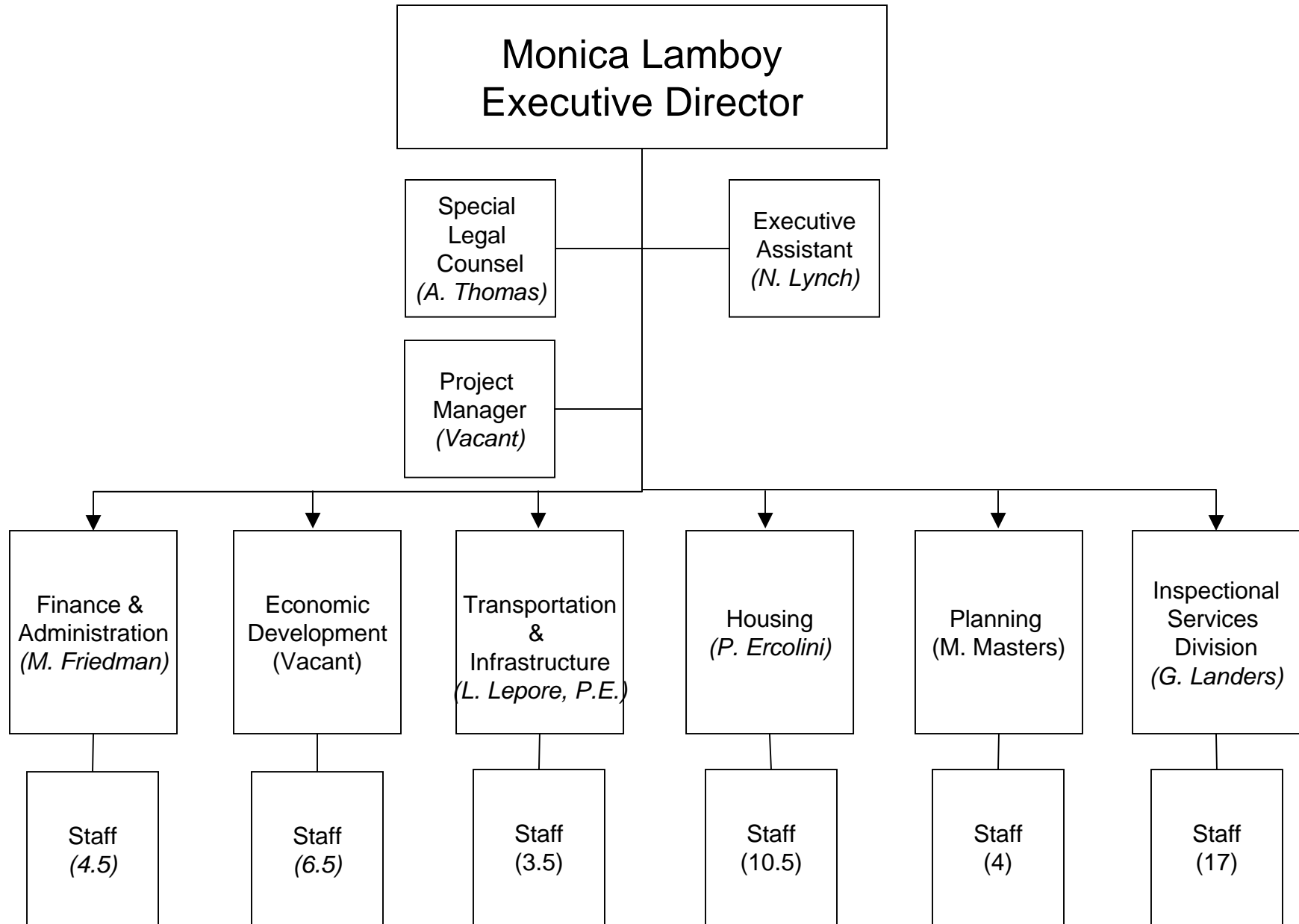
OSPCD is committed to improving the quality of life for Somerville's residents...enhancing low and moderate income areas, improving transportation access, and stimulating economic development to increase job opportunities and commercial tax revenue. OSPCD is focused on planning and creating future development opportunities.

2. OSPCD: Overview - Goals / Initiatives

OSPCD & the Mayor's Goals / Initiatives

- 1. Promote Sustainable Development**
- 2. Foster Community & Neighborhood Vitality**
- 3. Promote Economic Development**
- 4. Make Somerville an Exceptional Place to Live, Work, and Play**
- 5. Enhance the Safety and Health of Residents**
- 6. Effective and Courteous Services**

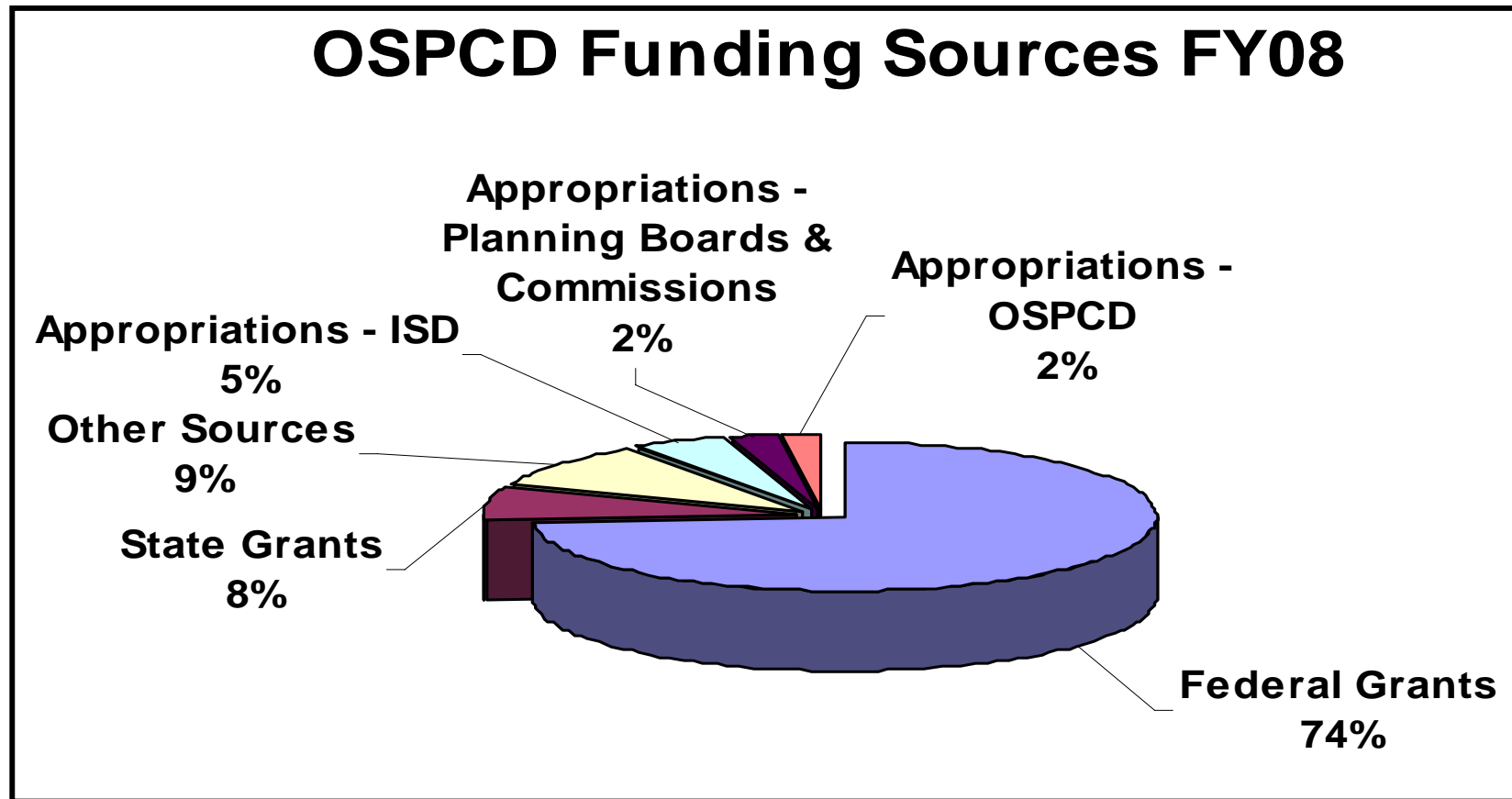
3. OSPCD: Overview – Organizational Chart



56 Total FTE proposed (all funding sources)

4. OSPCD: Overview - Strategies

1. Maximize outside resources



91% of OSPCD is funded through non-appropriations resources

5. OSPCD: Overview - Strategies

2. Do even more with less

- HUD Resources are level funded this year while the US Federal Inflation Forecast for CY07 was 3.2%.
- Construction Costs are increasing at a rapid pace impacting a variety of OSPCD projects including housing, parks, etc.
- A softened real estate market has resulted in fewer condo conversions and traditional building permit applicants.

OSPCD				
Federal Funding Sources Overview				
FY05 - FY08				
	FY05	FY06	FY07	FY08
	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Request</u>
CDBG Funds	\$3,450,000	\$3,269,586	\$2,947,577	\$2,950,127
HOME Funds	\$986,737	\$951,220	\$900,130	\$895,360
ESG Funds	\$127,918	\$126,183	\$125,755	\$127,121
Total	\$4,564,655	\$4,346,989	\$3,973,462	\$3,972,608

6. OSPCD: Overview - Strategies

3. Focus on key opportunity sites

- Assembly Square
- Union Square
- Inner Belt
- Brickbottom

4. Build upon distinctive assets & amenities

- City parks
- Community Path
- Historic structures
- Neighborhood squares

7. OSPCD: Overview - Strategies

5. Maintain and enhance infrastructure

- Roadway projects
- Highway projects
- Transit
- Housing resources

6. Target key business sectors

- Small businesses
- Bio-tech industries
- Hotel industry
- Green Energy

8. OSPCD: Overview - Principles

OSPCD Principles:

- Fiscal Accountability
- Transparency
- Community Involvement
- Data Driven Decision-Making
- Use of Best Practices

9. OSPCD: Overview – Assembly Square in FY07

- Landmark Accord between Federal Realty Investment Trust and Mystic View Task Force securing \$15M from FRIT and IKEA for the Orange Line T-station.
- Facilitated approval of a Preliminary Master Plan for the 66.5 acre mixed use development.
- Finalized Development Covenant between City and Federal Realty Investment Trust resulting in a variety of mitigation actions and funds.
- Issued certificates of occupancy for the Assembly Square Marketplace (Phase 1AAA).
- Pre-application Preliminary Design Review of IKEA (Phase 1AA).
- Completed 25% designs on the Route 28 undercarriage.



10. OSPCD: Overview – Assembly Square

Assembly Square in FY08:

- Facilitate the submission and review of the Phase IAA (IKEA) and Phase 1A (mixed-use residential) application.
- Submit a joint application with FRIT for the State's Infrastructure Improvement Incentives Program (I-Cubed) to fund infrastructure.
- Continue to collaborate with the MBTA & FRIT on the planning and design of the Orange Line T Station.
- Complete design of the Route 28 Undercarriage.



11. OSPCD: Overview – Division Preview

Economic Development

Alice Martin

Transportation & Infrastructure

Lisa Lepore, PE

Housing

Dana LeWinter

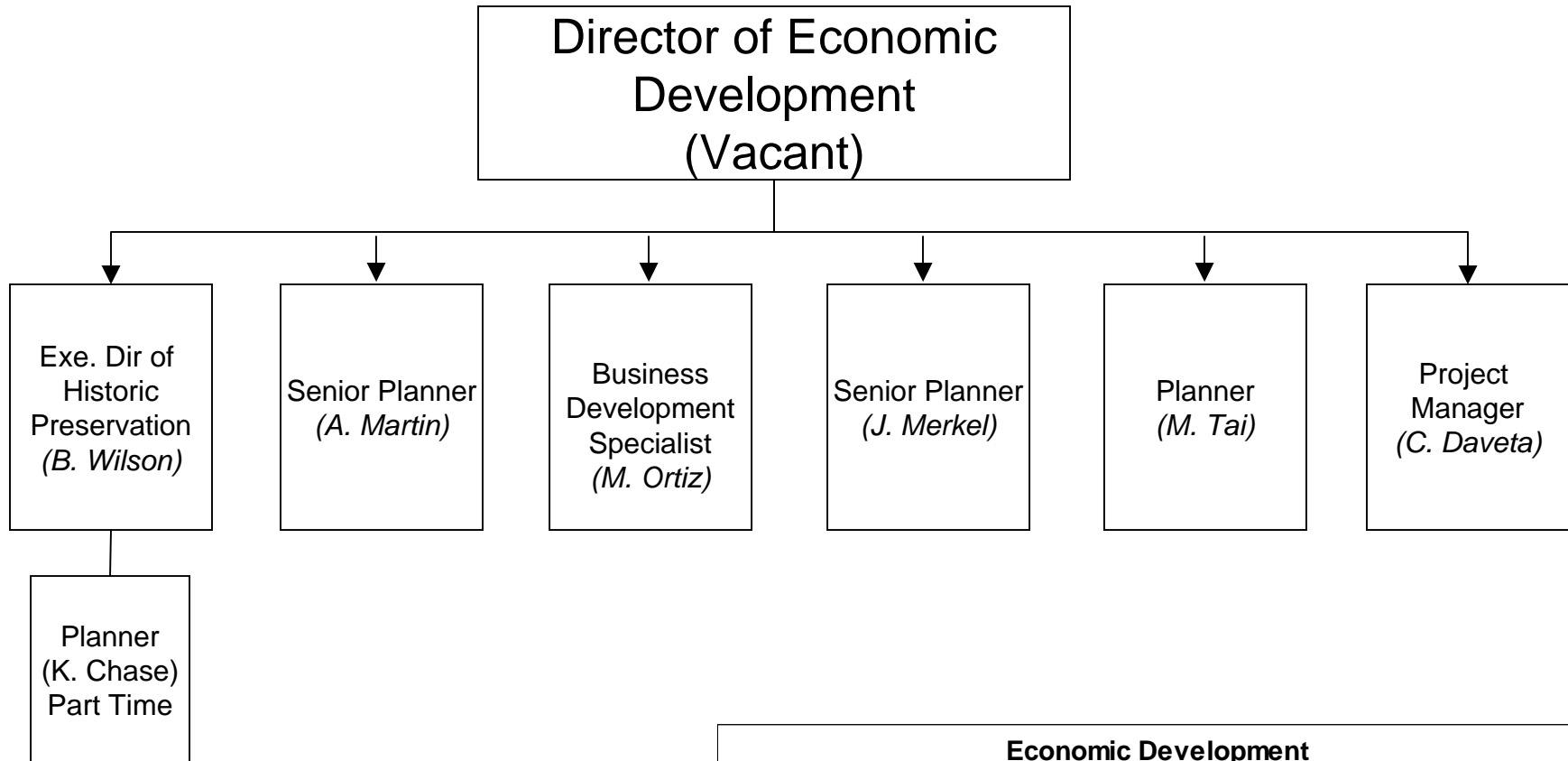
Planning

Madeleine Masters

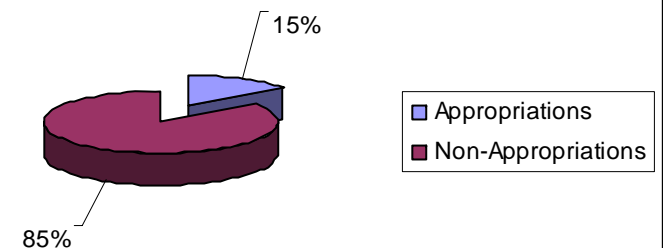
Inspectional Services

George Landers

12. Economic Development: Organizational Chart



**Economic Development
Percentage Appropriations vs.
Non-Appropriations Funds
FY08**



13. Economic Development: FY07 Accomplishments

Union Square:

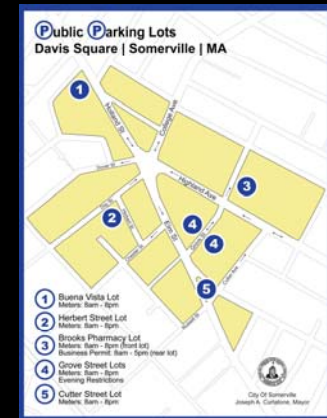
- Crafted proposed Zoning Amendments, including
PUD-C and Arts Overlay Districts.
- Completed DIF Feasibility Study.
- Completed Economic Development Study.

Brickbottom / Inner Belt:

- Participated in Inner Belt Business Group and Brickbottom Zoning Committee.
- Sponsored International Urban Design Ideas Competition and Publication.

Davis Square:

- Completed Hotel Market Demand Study.
- Created public parking map.



14. Economic Development: FY07 Accomplishments

Business Development:

- Organized Somerville Life Sciences Collaborative.
- Participated in International BIO Convention.
- Launched "Talking Business" TV Show.
- Produced new "Business Welcome Kit."
- Completed Self-Assessment Survey.

Historic Preservation:

- Proposed significant expansion in number of local historic districts.
- Sponsored nine historic and educational events.
- Completed Phase I of Milk Row Cemetery Master Preservation Plan.
- Proposed design guidelines for retaining historic character of Union Square.



15. Economic Development: Goals for FY08

Union Square:

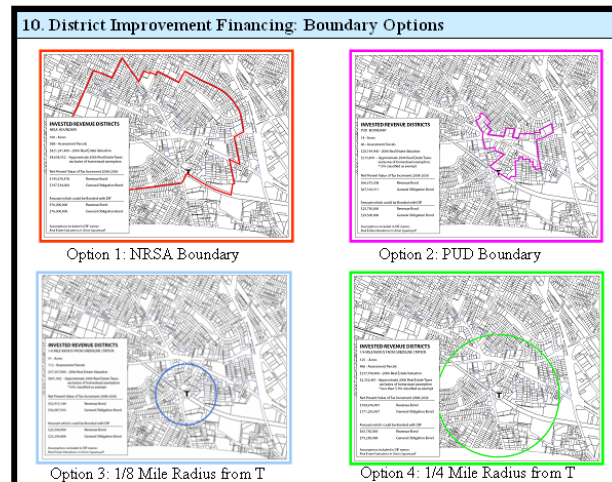
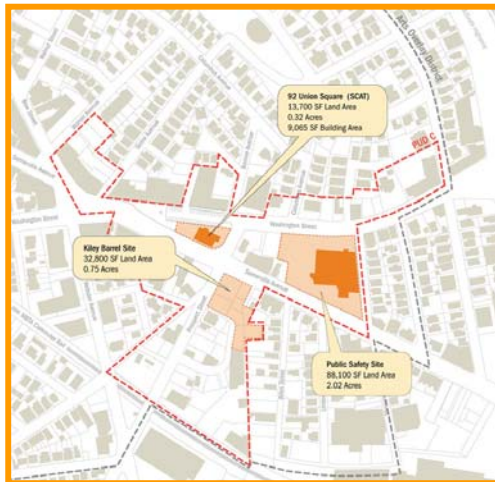
- Complete Zoning Amendments.
- Prepare and release RFP for development of municipal parcels.
- Complete transportation study to finalize alternatives.
- Apply for DIF to fund transportation and infrastructure.

Brickbottom / Inner Belt:

- Continue strategic planning process for long-term redevelopment.

Davis Square:

- Send out RFI for Hotel Development.



16. Economic Development: Goals for FY08

Business Development:

- Develop Citywide business marketing strategy.
- Promote growth industries in Somerville.
- Provide small business assistance.

(Main Streets, Storefront Improvement, Micro-lending, "Talking Business")

Historic Preservation:

- Execute recommendations in Final Report on Expansion of Local Historic Districts.
- Research feasibility of developing privately-funded loan program for historic properties.
- Renew historic plaque program.
- Begin Phase II of Preservation Master Plan for the Milk Row Cemetery.
- Enhance City website, highlighting historic assets to increase investment and tourism.



17. Economic Development: Goals for FY08

Central Hill



Spring Hill



East Somerville



Prospect Hill



Historic Surveying & Expansion of Local Historic Districts Project 2005 - 2007

Ward II



Winter Hill



Hinckley/Magoun



Davis Square



Somerville Historic Preservation Commission

West Somerville



Religious Properties



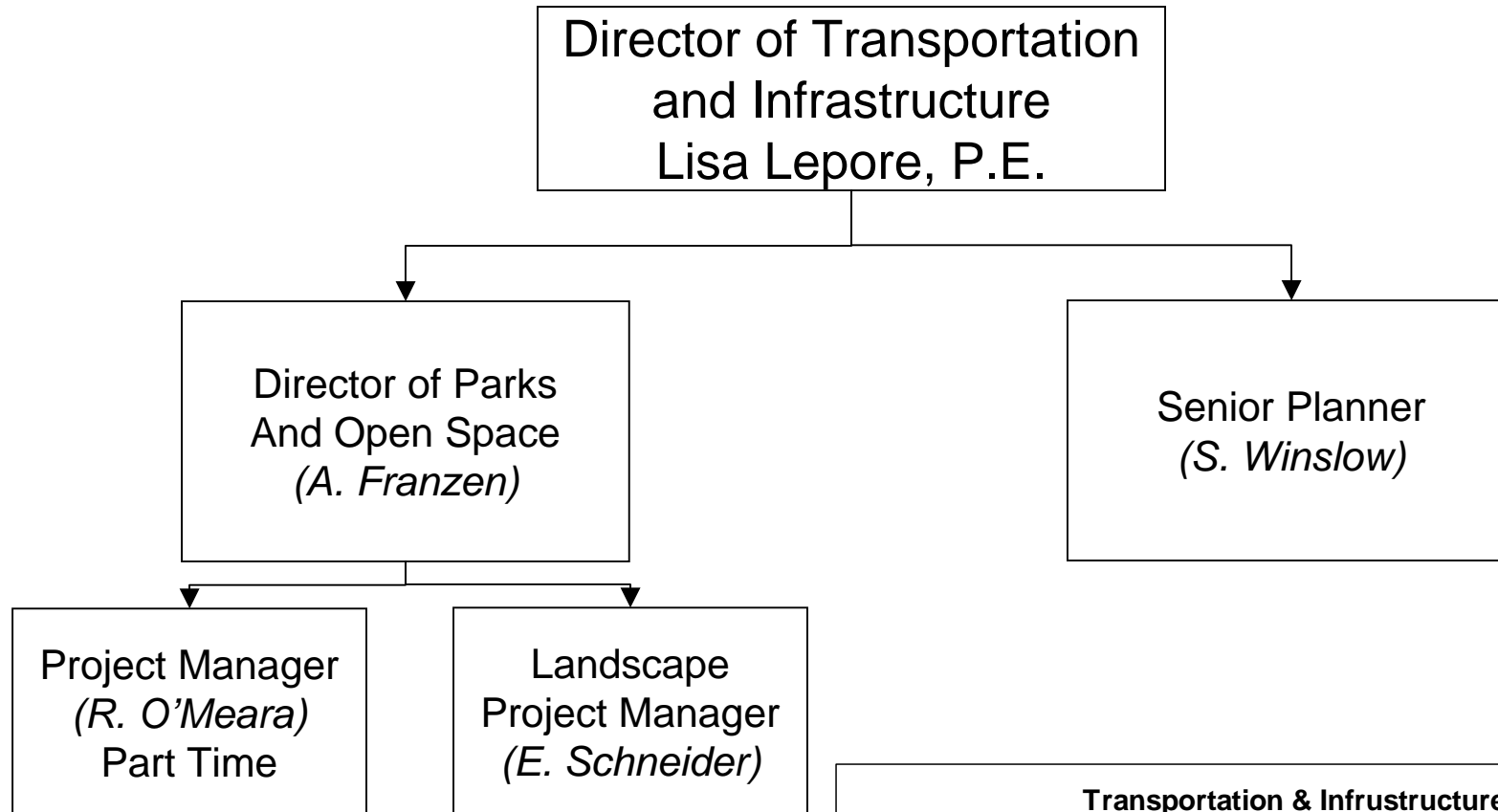
Religious Properties



Powderhouse



18. Transportation & Infrastructure: Organizational Chart



**Transportation & Infrastructure
Percentage Appropriations vs.
Non-Appropriations Funds
FY08**



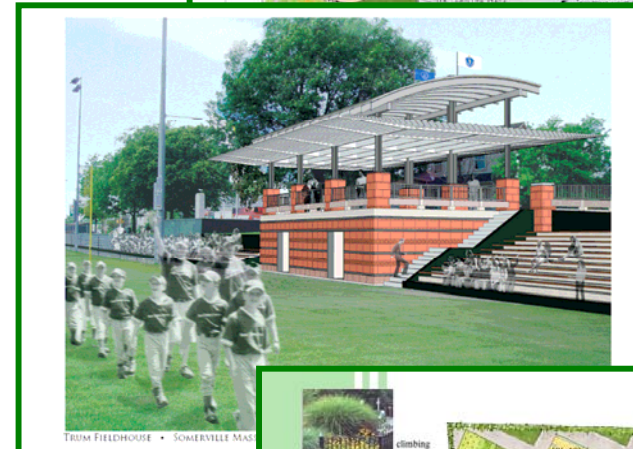
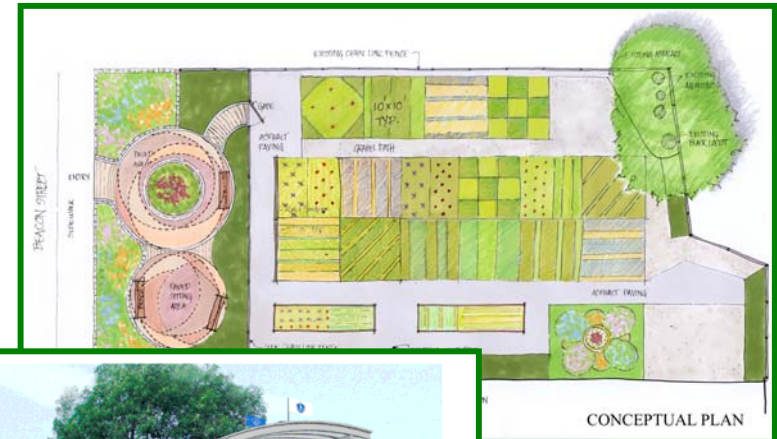
19. Transportation & Infrastructure: Accomplishments FY07

- Secured \$20 Million (TIP) Funds.
- Completed Phase I Draft Report Mayor's "Safe Start" Initiative.
- Designed and studied 4 community paths: the Route 28 Undercarriage, the Belmont Cambridge & Somerville Path, the Cedar to Central Path, and the School Street to Lechmere Station.
- Planned and secured funding for the future design of infrastructure improvements to Union Square, I-93 / Mystic Avenue, and East Broadway.
- Facilitated Commonwealth's advancement of proposed Green Line Extension EIS to Medford Square.



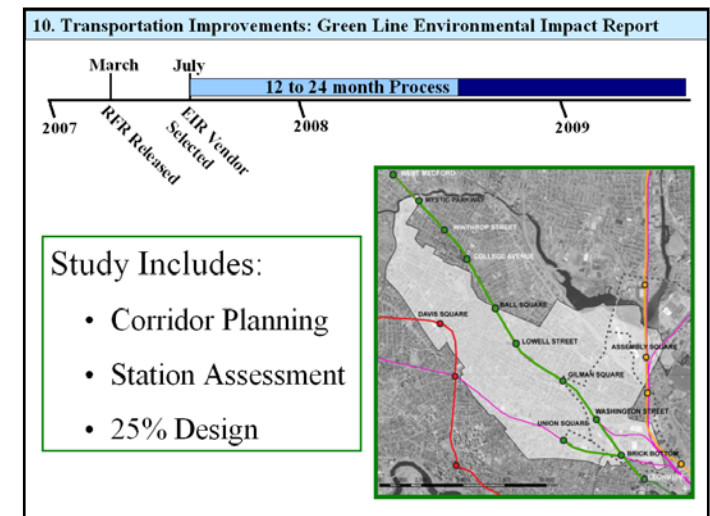
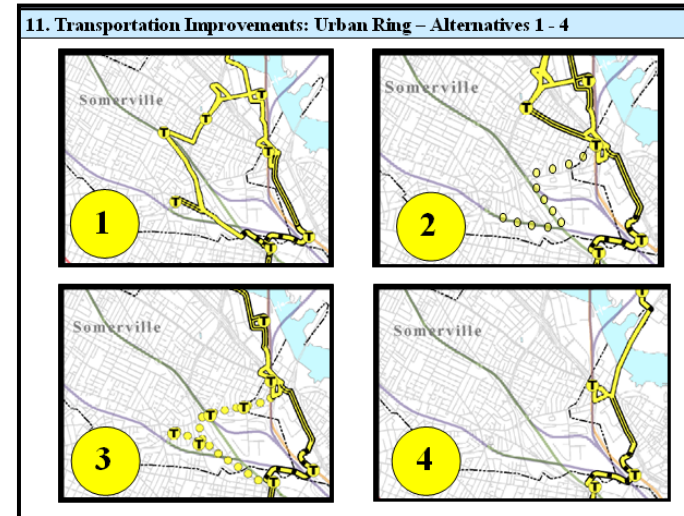
20. Transportation & Infrastructure: Accomplishments FY07

- Began construction of 2 Community Gardens (Allen & Durell).
- Secured \$1.23M in EPA & USH grants.
- Completed construction of Perkins Park.
- Initiated construction of 4 neighborhood parks (Kemp Nut, Trum Field House, Perry Park, and Stone Place Park).
- Initiated design of Skilton Avenue (part of Kemp Nut Park).
- Finalizing Citywide Park Inventory.



21. Transportation & Infrastructure: Goals for FY08

- Elected voting member of the MPO securing Somerville's \$50M TIP funding.
- Coordinate with EOT on the Green Line EIS.
- Review design of traffic mitigation for the Assembly Square.
- Construct ADA ramps on Kensington Avenue to/from Assembly Square.
- Study & Design of Union Square Streetscape, I-93 / Mystic Avenue improvements and East Broadway Streetscape/TOD Improvements.



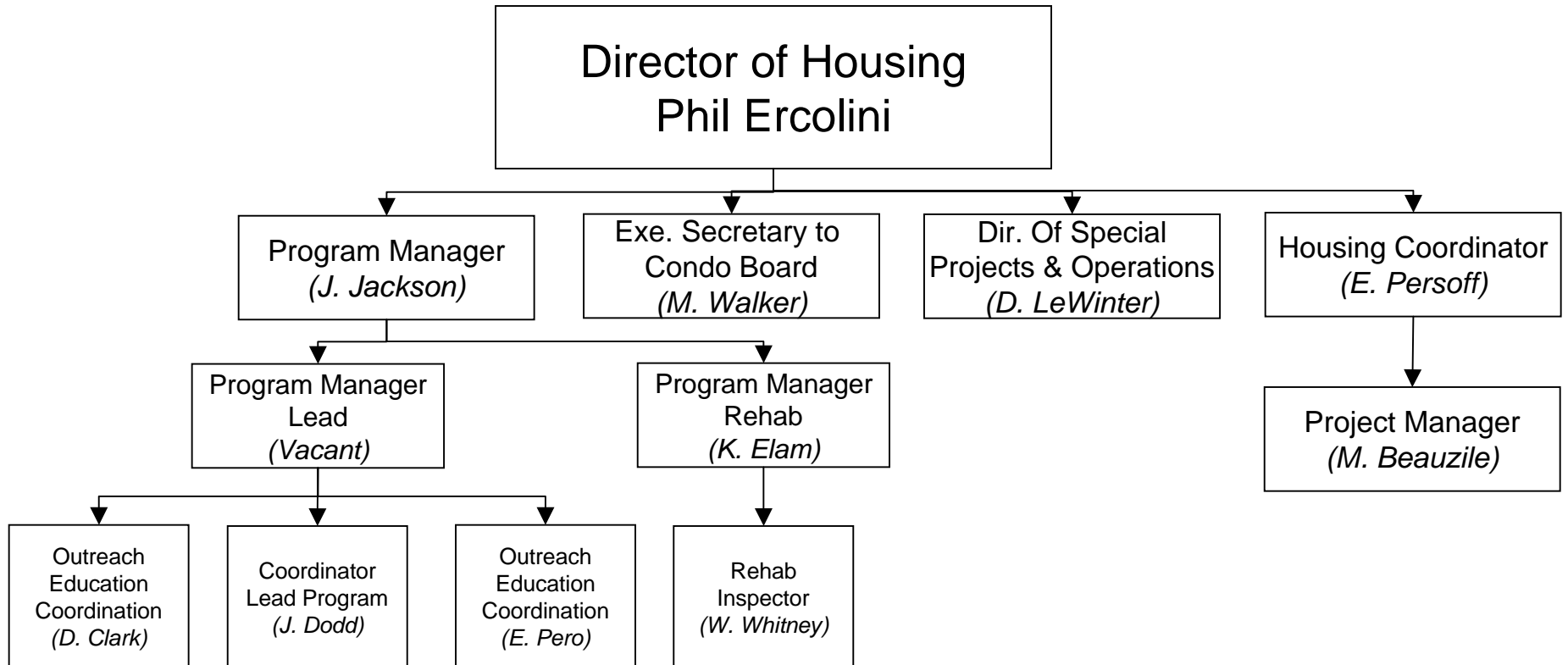
22. Transportation & Infrastructure: Goals for FY08

- Complete New Open Space Plan.
- Complete Kemp Nut Park, Trum Field House, Perry Park and Stone Place Park.
- Design 111 South Street, Zero New Washington, Memorial / Central Hill Playground, Albion Park, Community Path Park and Skilton Avenue (Kemp Nut project).
- Begin Construction of 111 South Street and Hodgkin's Park.
- Begin Planning and Community process for Harris, Grimmons & Quincy Parks.
- Begin the implementation of the Safe Start Initiative (*contingent on CIP funding*).



Image: Perry Park

23. Housing: Organizational Chart



**Housing Department
Percentage of Appropriations Funds vs.
Non-Appropriations Funds
FY08**



24. Housing: FY07 Accomplishments

- Housing Rehabilitation Program
Provided assistance to homeowners through 84 Housing Rehab/Lead Abatement and Heating System Replacements.
- Development of affordable housing
Created 150 new affordable units through SAHTF loans, CDBG, HOME loans & marketing of Inclusionary Housing units.
- Downpayment/Closing Cost Assistance Program
Provide loans to 5 income eligible households to assist in the purchase of a home in Somerville through HOME and Trust funds.
- Tenant Based Rental Assistance Program
Provided tenant rental assistance to 43 individuals through PASS, Wayside and Rental Revolving Loan Fund programs.
- Preservation of expiring use properties
Preserved 44 expiring Section 8 units throughout City.



25. Housing: FY07 Accomplishments

- McKinney Homeless Assistance Grants
Applied for and received over \$1 million from Department of Housing and Urban Development for Homeless Assistance Projects.
- Fair Housing Commission
Mayor re-established Fair Housing Commission. Intake for Fair Housing Complaints and assessment of next steps.
- Condominium Review Board
Reviewed and approved requests for 220 condominium conversions (YTD).
- Condominium Ordinance Working Group
Mayor established working group to study current ordinance and suggest improvements.
- Web Page and Communication *(Ranked #2 in City)*
- Emergency Shelter Grant (\$127,121)



26. Housing: FY08 Goals

PROJECT DEVELOPMENT

- 109 Gilman Street (SCC)- 6 affordable rental units under rehabilitation.
- Just-A-Start Corp.- 10 units of transitional housing under rehabilitation.
- VNA Assisted Living & Independent Elderly Facility- 99 rental units.
- Capen Conwell (SHA)- 95 units of independent elderly rental units.
- St. Polycarp's Phase I (SCC)- 24 units of mixed use, mixed income rental housing.
- RESPOND- 8 SRO units for victims of domestic violence.

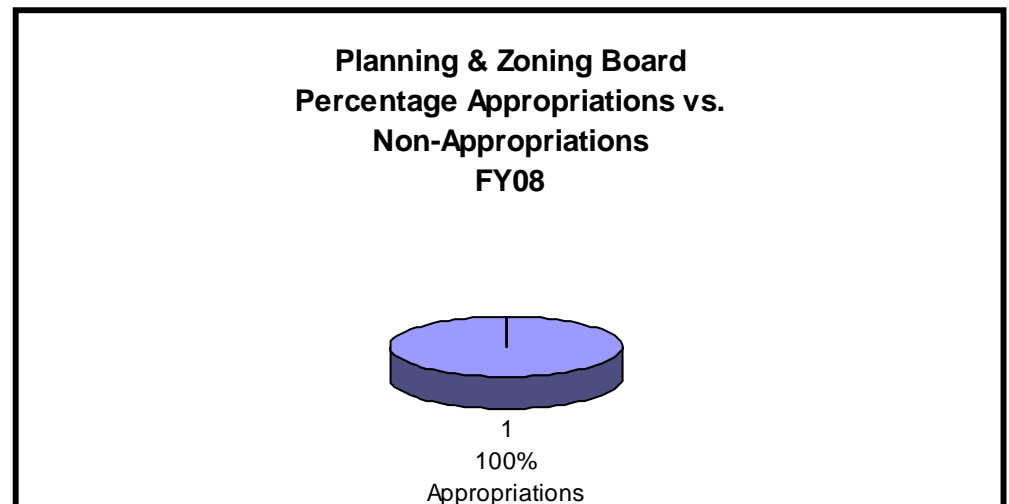
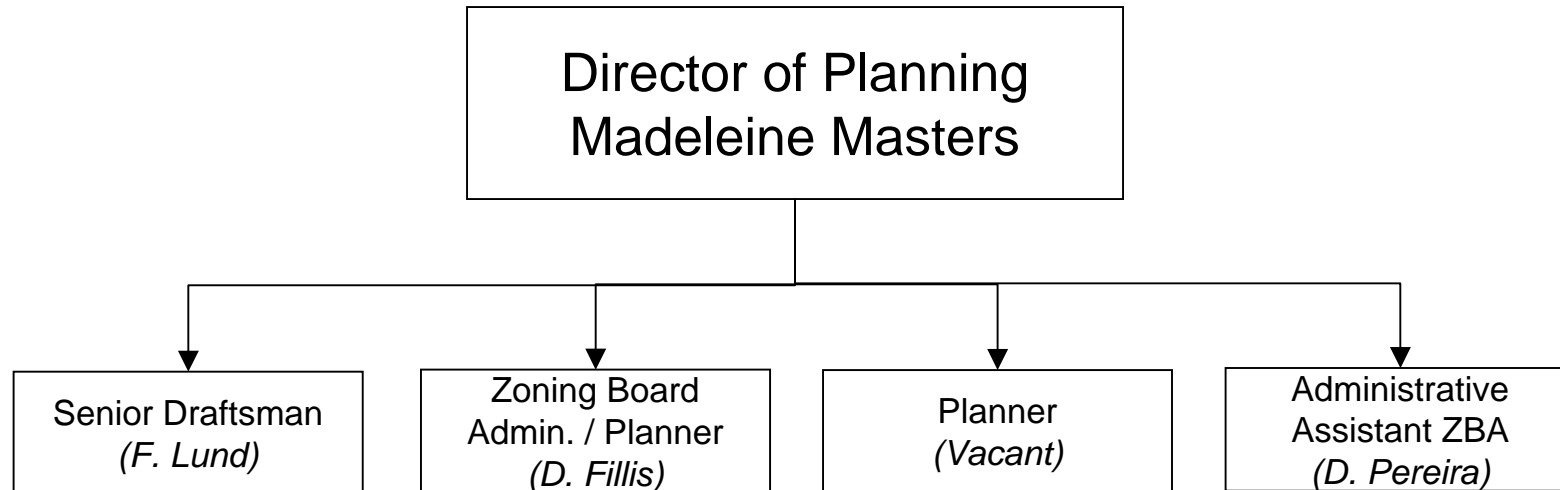


27. Housing: FY08 Goals

- Apply for Homeless Assistance Grants exceeding \$1.9 million.
- Develop Foreclosure Prevention Strategies.
- Continued improvements to web page.
- Initiate discussion with the Archdiocese of Boston for the disposition of its properties.
- Encourage collaborative City-University Partnerships.
- Explore leveraging of new sources of funds for development of affordable housing.
- Implement the new Lead Demonstration Grant (\$1.5M) over 3 years.



28. Planning: Organizational Chart



29. Planning: FY07 Accomplishments

Support to Boards & Committees

- Facilitated 46 meetings of regulatory boards, & Design Review Committee meetings (as needed)
- Analyzed and made recommendations on approximately 100 applications to ZBA and Planning Board
- Completed Two Major Reviews in Assembly Square: PUD-Preliminary Master Plan & Assembly Square Marketplace approved
- Re-filled Zoning Administrator position
 - Will expedite permitting process for minor development applications
 - Development of operating procedures underway



30. Planning: FY07 Accomplishments

New Zoning Amendments

- Adopted changes making Somerville Zoning Ordinance consistent with M.G.L. ch. 40A
- Adopted changes limiting density in primarily one- and two-family Residence A and B zones
- Established PUD-B1 zoning for MaxPak site
- Staff has reviewed proposed Union Square zoning amendments, in concert with Historic Preservation Commission, and forwarded recommendation to Planning Board



31. Planning: Goals for FY08

Process-Related Goals

- **Streamline Administrative Review Process**
 - Establish submission deadlines linked to specific meeting dates
 - Encourage pre-application consultations, to reduce revisions and additional meetings
- **Make the Planning Process User-friendly**
 - Improve formatting of application forms, staff reports, & decisions
 - Implement software to improve information available internally to staff and publicly on the website



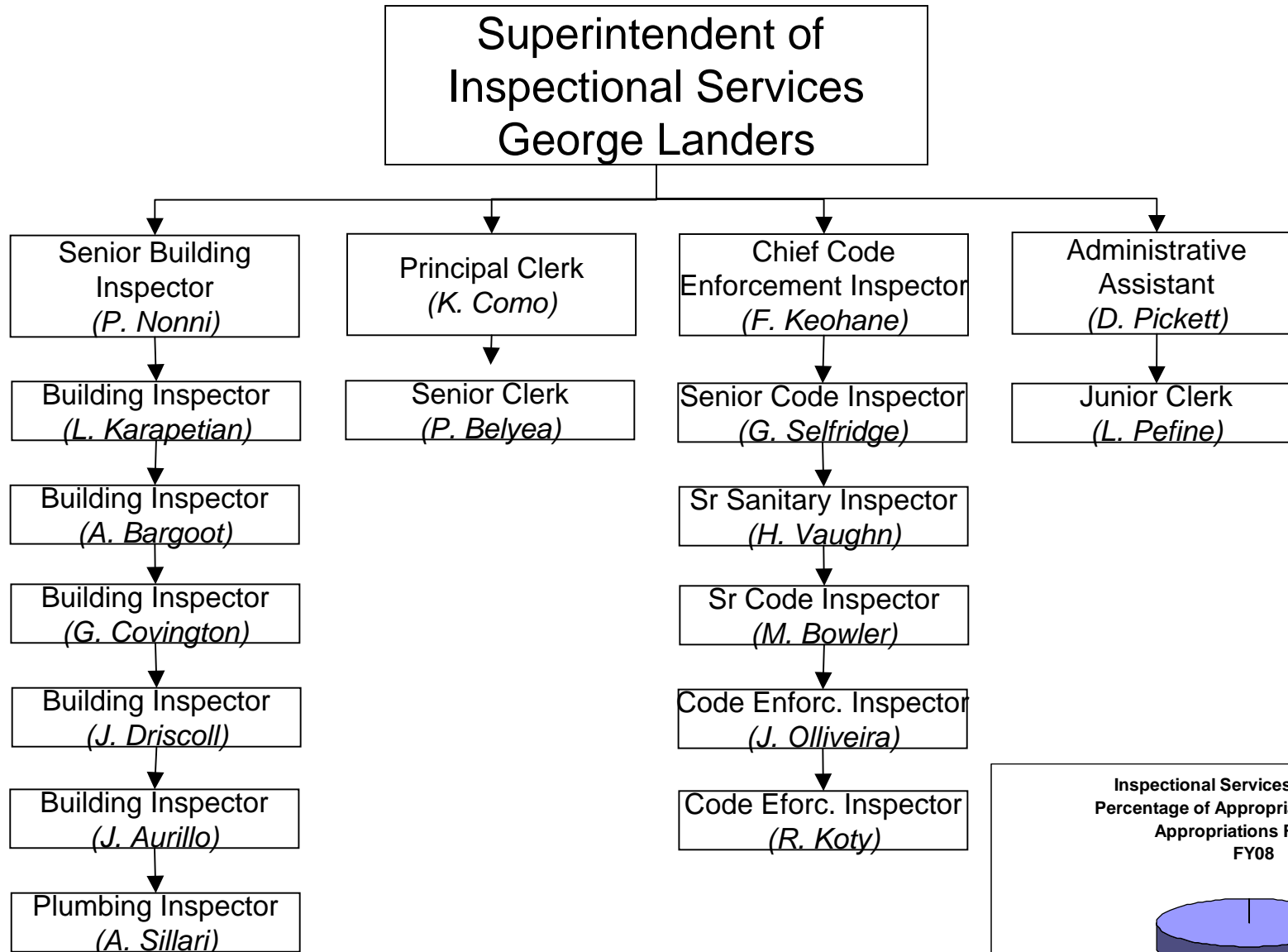
32. Planning: Goals for FY08

Rules-Related Goals

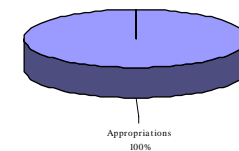
- **Reevaluate citywide parking requirements**
 - Parking regulations are consistently the most confusing aspect of zoning and the greatest barrier to property redevelopment
- **Reevaluate Rules and Regulations of Special Permit Granting Authorities**
 - Work with Zoning Board of Appeals and Planning Board to clarify processes and eliminate unnecessary steps



33. Inspectional Services: Organizational Chart



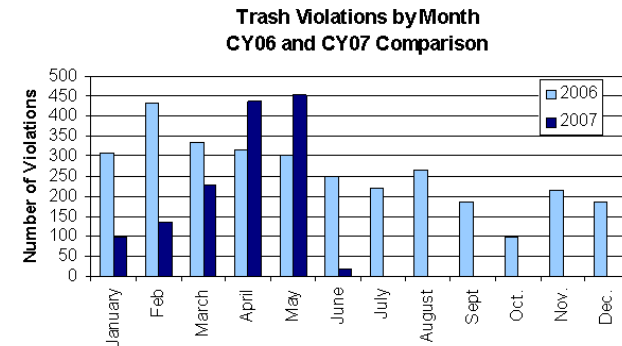
Inspectional Services Department
Percentage of Appropriations vs. Non-
Appropriations Funding
FY08



34. Inspectional Services: Accomplishments for FY07

- Actively worked with the Neighborhood Impact Team (NIT) to improve neighborhood safety.
- Collaborated with Health and DPW to educate citizens on the new trash ordinance, issuing over 600 warning stickers.
- Worked with Treasurer's Office to collect overdue trash violations by sending out demand letters.
- Made on-site visit to over 30 businesses impacted by the new Shopping Cart Ordinance to discuss the new policy.

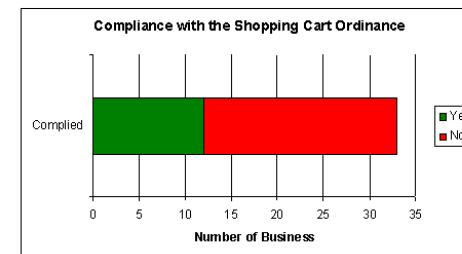
8. Code Enforcement: Violations Year-to-Date Comparison



10. Code Enforcement: Shopping Cart Ordinance

Shopping Cart Ordinance		
Implementation Plan		
Task	Person Responsible	Complete
Create list of businesses impacted by ordinance.	Landers	X
Draft letter to be sent to parent companies.	Shapiro	X
Draft letter to be sent to local store managers	Shapiro	X
Talk to businesses one-on-one.	Vaughn	X

IMPLEMENTATION DATE IS SEPTEMBER 5TH



35. Inspectional Services: Accomplishments for FY07

- Implemented a new affidavit policy for all projects with construction costs exceeding \$50,000 to increase fiscal accountability and transparency.
- Worked with Planning Department on a weekly basis to address zoning interpretation issues.
- Worked to improve customer service by developing Frequently Asked Questions for the 311 Database.
- Completed Citywide Newsrack Inventory to evaluate need for modular newsracks.

ONE CALL - CITY HALL
311
SOMERVILLE

**INSPECTIONAL SERVICES DIVISION
FREQUENTLY ASKED QUESTIONS**

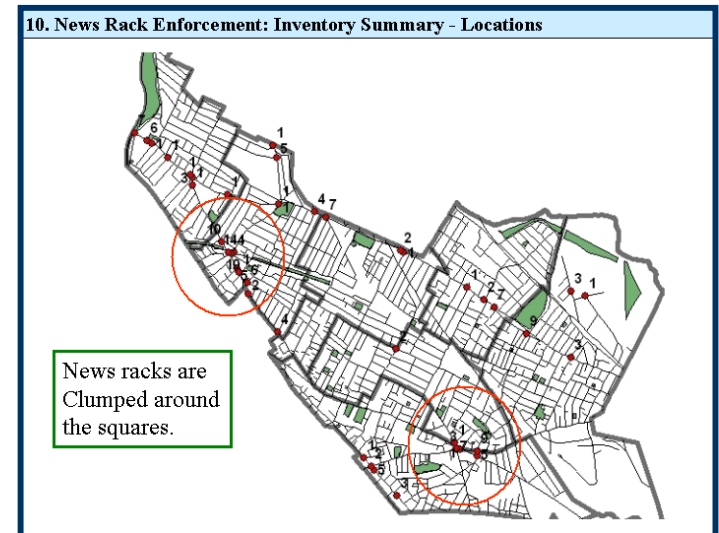
These questions are answered for general informational purposes. It is not intended to be legal advice or intended to be comprehensive. You may consult the Inspectional Services Department for additional information.

What is a building permit?

A building permit signifies that the proposed use or structure meets zoning prerequisites (e.g., setback, frontage, or minimum yard-size requirements) and the State Building Code.

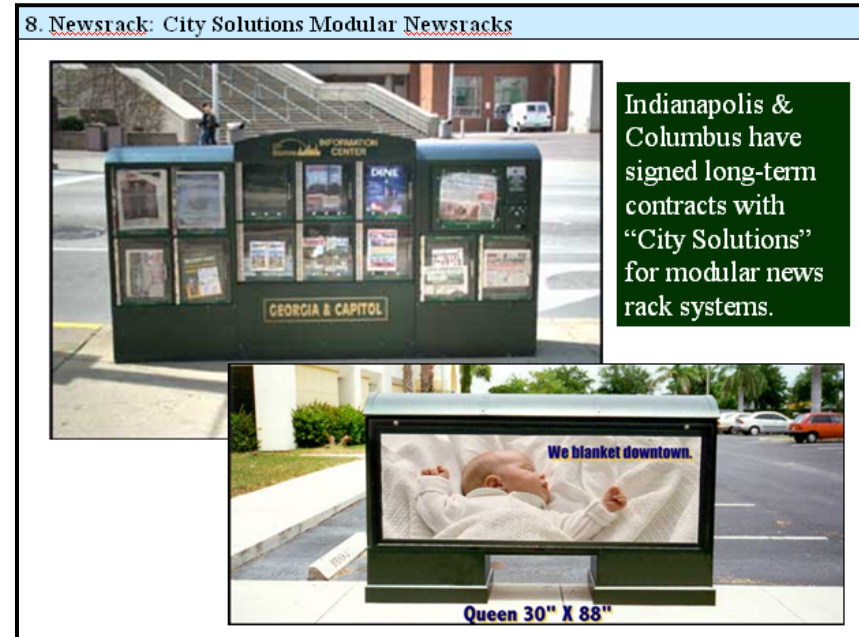
When is a building permit necessary?

A building permit is a document necessary whenever construction of the sort described in the State Building Code or zoning ordinance is contemplated. Anyone seeking to construct, reconstruct, alter, repair, or demolish a structure must first obtain a building permit. The building permit must be obtained before the start of any work. Ordinary repairs, as defined in the building code, do not require a building permit.



36. Inspectional Services: Goals for FY08

- Move forward on a pilot modular newsrack program in major squares throughout the city to reduce trash and improve pedestrian safety.
- Centralize and streamline accounting procedures division wide.
- Facilitate the smooth transition of calls to 311.
- Begin enforcement of the Shopping Cart Ordinance.



37. FY07 to FY08: Significant Budget Changes

Mayor's Office of Strategic Planning and Community Development					
Budget Request - FY08					
Budget Increase/Decrease Highlights					
			FY07	FY08	
			<u>Budget</u>	<u>Request</u>	<u>Increase</u>
Total OSPCD:			\$1,797,954	\$1,886,327	\$88,373
Dept	Line-Item	Reasons for Increase/Decrease			
ISD	P.S.	Position Filled at a Lower Salary			-\$17,429
ISD	O.M.	Extermination			\$7,390
Planning	P.S.	Planner (50% Appropriations in FY07, proposed 100% in FY08)			\$23,590
Planning	P.S.	Full Funding of FY07 Current Salaries on Appropriations			\$11,651
Planning	P.S.	Expanded Monthly Planning Board by 2 Positions			\$5,079
Planning	P.S.	New Monthly Position of MPO Representative for City			\$6,000
Planning	P.S.	Increased Stipends for Planning Board Positions			\$6,349
Planning	O.M.	Software to Help Compile Zoning Ordinance Updates			\$4,750
Board of Appeals	P.S.	Increased Stipends for Zoning Board Positions			\$7,619
Condo Review Board	P.S.	Decrease From Full Time to Part Time Position			-\$20,012
Historic Preservation	P.S.	Full Funding of FY07 Current Salaries on Appropriations			\$5,395
OSPCD	P.S.	Salaries - Revised Splits for FY08 Projects			-\$9,190
OSPCD	P.S.	Creation of a New Project Manager Position			\$15,058
OSPCD	P.S.	Creation of Director of Economic Development Position			\$32,123
OSPCD	O.M.	Professional & Technical Services for 2 Internship Positions			\$10,000
			\$88,373		